

Jacqueline Bryan

From: Jamie Wignall
Sent: 03 December 2024 18:04
To: Planning
Subject: 24/00384/FUL - Land Adjacent To A614, Worksop [Amended]

Hi Planning,

Please see the below response to the amended plans for 24/00384/FUL.

The application still appears to be assigned to James Mountain.

Thanks, Jamie

24/00384/FUL - Land Adjacent To A614, Worksop [Amended]

I refer to the above...

Site Assessment

The proposal site relates to an area of land which lies adjacent to the eastern aspect of the A614 on the outskirts of the Worksop. The proposal site is situated within the immediate setting of both the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), and the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986). The site is also located within the immediate setting of several other designated heritage assets, including that of: the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The site itself is comprised of a range of open field systems that are located along the eastern aspect of the A614 road. The boundaries of the site are primarily comprised of mature trees and hedgerows, as one would expect of an area of open rural countryside. The proposal site runs parallel to the main thoroughfare of the A614, which encompasses the sites western boundary. The southern boundary of the site runs parallel with West Drayton Avenue, which is itself a public footpath. The northern boundary of the site runs roughly parallel with the southern banks of the River Poulter, beyond which lies another publicly accessible footpath. The western boundary of the proposal site abuts a swath of mature woodland. The proposal site contributes resolutely to the open rural countryside setting of the heritage assets outlined above. The setting of the grade I listed Clumber Park, as well as that of the adjacent grade I listed Thoresby Park, owe much of their setting/significance to this open and rural character.

Overview of Proposal

The current scheme relates to the proposed construction and operation of a 54.5 GW-h solar farm and Battery Energy Storage System covering an approximate area of 73.22 Hectares on land adjacent to the A614. The proposed works would also include all associated works, infrastructure and landscaping. The following comments relate to the revised site layout for the proposed development, which includes: the addition of specimen trees along the southern boundary of the Site; the reintroduction of a hedgerow between Normanton Inn and West Drayton Avenue which will include specimen trees; the setting back of the solar arrays from the southern and western boundaries; and the reestablishment of existing hedgerows between Fields 6, 7 and 8.

Assessment of proposal

The key consideration is the scheme's impact upon the setting of the surrounding/nearby designated heritage assets, including that of: the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number:

1000361; Designated: 1st January 1986); the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

Amended Plans

Conservation welcomes the proposed changes/amendments, to that extent that they would: reduce the overall scale of the development area; reduce the extent in which the development area encroaches upon adjacent public thoroughfares; and reduce the immediate visual impact of the proposed development. However, Conservation still has concerns with the proposed scheme, on the basis that it would still result in the erosion of the open rural countryside setting of those heritage assets listed above and especially that of the grade I listed 'Clumber Park' Registered Park & Garden. The proposed amendment, while positive, would still not negate the concerns previously outlined by Conservation. With that in mind, Conservation would reiterate their previous comments (see below).

Previous Comments

"Conservation has strong concerns regarding this current proposal. The proposal would erode the open and rural setting to those heritage assets listed above and especially that of Clumber Park, a grade I listed Registered Park & Garden. There are various views into and out of the site from public vantage points which are a key part of the park's open countryside setting along its eastern boundary. The development would fail to preserve this open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets. This impact would equate to 'less than substantial harm' for the purposes of the NPPF. Conservation acknowledges that there is a clear public benefits associated with the provision of the scheme, specifically in the form of the production of a substantial amount of clean renewable energy. However, it is on Conservations view that the provision of this public benefit would not outweigh the level of harm incurred".

Recommendation

Conservation objects to the proposed development as the level of harm incurred to the setting of the surrounding/nearby heritage assets, is considered to be 'less than substantial' for the purposes NPPF. The proposal would therefore be contrary to Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policies ST40 and 41 of the Bassetlaw Local Plan 2020-2038; and Paragraphs 195, 200, 201, 203, 205, 206, 208 and 212 of the Revised NPPF (December 2023);

Kind Regards,
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